

TA 15-01 Amend Article 7.10 *Urban Open Space* Building, of the Zoning Ordinance, to permit Plazas adjacent residential uses as an urban open space in the Transit-Oriented Development – Residential (TOD-R) Zoning District.

PART 1: DESCRIPTION

Text Amendment TA 15-01 is a request by LStar Management LLC to amend Zoning Ordinance Article 7.10 *Urban Open Space*, to permit Plazas (as defined in Article 7.10.5) adjacent residential uses to fulfill the Urban Open Space requirement within the Transit-Oriented Development – Residential (TOD-R) Zoning District.

PART 2: BACKGROUND

Currently, Article 7.10.5 *Urban Open Space*, stipulates that Plazas, as an Urban Open Space option, are “an open area adjacent to a civic or commercial building”. LStar Management LLC would like to incorporate a plaza between townhomes within their residential development. Plazas are, typically speaking found in urban, dense developments are generally completely paved with little-to-no natural area. The Bryton conceptual plan, approved in 2005, calls for the creation of high-density, mixed-use developments – centered on a commuter rail station. Within high-density, urban types of development, not all Urban Open Space must be natural or large in size. There are appropriate opportunities to create small, developed gathering places for high-density residential homes, such as apartments and townhomes.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND OTHER APPLICABLE PLANS

The following are examples of relevant plans and policies from the 2030 Huntersville Community Plan and other relevant plans (if applicable) which may be incorporated into the Board’s statement of consistency for approval or denial of the request.

Policy CD-3: Commercial Development Principles

Encourage mixed-use development pattern at key nodes as identified in Small Area Plans, insuring an appropriate mix of residential, commercial and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.

Staff Comment: Allowing Plazas to be built adjacent to residential uses within the TOD-R Zoning District will provide open gathering spaces for high-density populations to recreate in and help facilitate the “work-play-live” goal of a Transit-Oriented Development.

Policy CD-6: Architecture and Place Making

Consistent with Zoning and Subdivision Ordinances, maintain high design standards for development.

Staff Comment: Plazas offer an opportunity to provide meaningful Urban Open Spaces in high-density developments to break-up long blocks and provide a space for residents to gather and recreate.

Bryton Design Guidelines – October 16, 2006

Introduction states that “Bryton is conceived as an integrated transit-oriented community designed for both regional and neighborhood uses through the provision of business, retail, residential, and recreational opportunities. Bryton will include (among others): Multi-family Communities, Single-Family Communities, Urban Parks and Plaza”.

PART 4: STAFF RECOMMENDATION

Staff recommends amending Article 7.10 to permit Plazas as an Urban Open Space option adjacent to residential uses ONLY in the Transit-Oriented Development – Residential (TOD-R). The recommendation is based on:

Consistency with policies of the Huntersville Community Plan listed above.

Consistency with Bryton Design Guidelines (Bryton having a high percentage of TOD-R zoning).

PART 5: PUBLIC HEARING

The Public Hearing was held on June 1, 2015. No comments were received from the public. A Town Board member asked about allowing plazas in other zones and residential developments throughout Town. Staff indicated that there was a larger, Town-wide review of Urban Open Space regulations currently in process and that would be addressed as part of that initiative.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board, on June 23, 2015, recommended approval, as written, by unanimous vote.

PART 7: ATTACHMENTS AND ENCLOSURES

N/A

PART 8: STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, Planning Staff recommends approval based on the amendment being consistent with policies CD-3, & CD-6 of the Community Plan and the Bryton Design Guidelines.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a viable development to fulfill stated goals.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Planning Board recommends approval based on the amendment being consistent with policies CD-3, & CD-6 of the Community Plan and the Bryton Design Guidelines.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment provides a viable development to fulfill stated goals.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>
		<p>DENIAL: In considering the proposed amendment, TA 15-01, to amend Articles 7.10 Urban Open Space of the Zoning Ordinance to permit Plazas adjacent to residential uses as an option in TOD-R Zoning Districts, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>